

1129 Industrial Blvd. \$975,000

Dallas, GA 30132

- **6,250 SF Industrial Bldg**
- **.92 acre lot gives room to expand**
- **Zoned I1-Light Industrial**
- **Close proximity to major transportation routes**

An exceptional opportunity awaits at 1129 Industrial Blvd N, featuring a 6,250 square foot industrial warehouse on a sizable 0.92-acre lot. Located in Dallas, GA, this property is strategically zoned I1 (Light Industrial), accommodating a wide range of uses from warehousing to light manufacturing and distribution.

The building is equipped for efficiency, featuring two grade-level roll-up doors for easy loading and unloading. What truly sets this property apart is its ample, underdeveloped land, providing immediate opportunities for business expansion or the addition of a second structure. The generous lot size offers significant flexibility, allowing a new

owner to grow operations without needing to relocate. This property is ideal for an owner-operator looking to scale their business or an investor seeking a valuable asset with future development potential. With its flexible zoning, existing infrastructure, and prime location, this offering is positioned for long-term success.



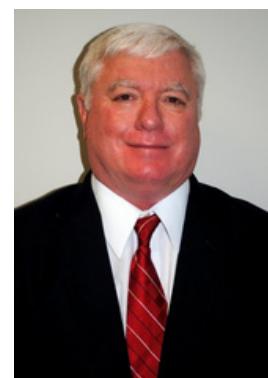
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